

Deed of Conveyance of the City of Riverside, California
DEED Colgate, California

FRANK A. WILSON, INC., a corporation, WITHOUT COONS DIRECTION,
has caused to be made and recorded in Book 28 of Maps,
page 36, of the City of Riverside, County of River-
side, California, more particularly described as follows:

PARCEL ONE:

Beginning at the Westerly corner of Lot 20 of Mount Rubidoux
Park Unit No. 4, as per map recorded in Book 28 of Maps,
page 36, Official Records of Riverside County, thence South
37° 43' 30" West 147.85 feet; thence South 44° 23' 30" West
192.16 feet; thence South 31° 03' 30" West 57.95 feet; thence
South 11° 04' 30" East 21.25 feet; thence South 28° 25' East
63.00 feet; thence South 11° 09' East 107.33 feet; thence
South 57° 57' East 93.11 feet; thence South 19° 02' East 147.03
feet; thence South 03° 22' West 19.43 feet; thence South 60°
55' East 30.28 feet; thence Southwesterly on a curve concave
to the Southeast, having radius of 350 feet, an arc distance
of 11.46 feet through an angle of 08° 25' 25"; thence, South-
westerly on a curve concave to the Southeast, having radius
of 1050.00 feet, an arc distance of 484.85 feet through an
angle of 26° 27' 25"; thence North 61° 28' West 150.00 feet;
thence South 50° 17' 20" West 13.05 feet; thence South 53° 15'
40" West 55.07 feet; thence South 61° 28' East 102.32 feet;
thence Southwesterly on a curve concave to the Southeast, having
a radius of 1000.00 feet, an arc distance of 26.13 feet, through
an angle of 01° 34' 10"; thence South 32° 19' 30" East 30.00
feet; thence South 77° 15' West 97.50 feet; thence South 60°
25' West 150.00 feet; thence North 29° 10' West 230.00 feet;
thence North 03° 26' West 420.65 feet; thence North 03° 34'
East 759.95 feet; thence North 16° 26' 30" West 260.45 feet;
thence North 21° 39' 30" East 40.30 feet; thence North 36°
47' 30" East 275.39 feet; thence North 45° 10' East 132.21
feet; thence North 47° 12' 30" East 489.06 feet; thence North
46° 20' 20" East 244.20 feet; thence North 39° 53' 30" East
377.23 feet; thence North 37° 56' 30" East 244.37 feet; thence
North 65° 00' East 328.03 feet; thence South 39° 31' East 101.4
feet; thence South 37° 43' East 445.27 feet; thence North 81°
23' East 132.81 feet; thence North 73° 04' 30" East 138.00 feet;
thence South 41° 53' 30" East 223.16 feet; thence South 46°
52' 30" East 67.00 feet; thence South 0° 42' West 88.20 feet;
thence South 17° 52' 30" West 92.21 feet; thence South 02°
25' East 25.08 feet; thence South 30° 50' West 100.00 feet;
thence South 74° 31' 10" West 138.92 feet; thence South 42°
39' 50" West 211.32 feet; thence South 16° 15' West 472.30 feet;
thence South 39° 48' West 5.48 feet; thence South 60° 55' East
20.36 feet; thence South 53° 41' West 209.11 feet; thence South
61° 30' West 213.81 feet; thence South 81° 47' West 66.45 feet;
thence South 14° 56' West 91.60 feet; thence South 41° 57'
West 164.74 feet; thence South 28° 00' West 257.09 feet; thence
South 02° 50' West 130.20 feet; thence South 42° 45' West, a
distance of 10.58 feet, more or less, to the point of beginning

PARCEL 2:

That certain roadway approaching PARCEL ONE, more particularly
described as follows:

Beginning at the West Westerly corner of Lot 12, as shown on a
map of Mt. Rubidoux Park Unit No. 4, on file in map book 28, page 36
Records of the Recorder's Office of Riverside County, California,
described as follows:

thence N 60° 55' W.; a distance of 20.36 feet;
thence N 39° 48' .; a distance of 5.48 feet;

20.36
5.48
180.00

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1 Thence $16^{\circ} 15'$ E.; a distance of 50.06 feet;
2 Thence N $39^{\circ} 48'$ E.; a distance of 151.21 feet;
3 Thence N $60^{\circ} 05' 30''$ E.; a distance of 127.53 feet;
4 Thence S $02^{\circ} 50' 15''$ E.; a distance of 44.82 feet;
5 Thence S $60^{\circ} 05' 30''$ W.; a distance of 99.95 feet;
6 Thence S $39^{\circ} 48'$ W.; a distance of 191.63 feet; to
7 the point of beginning.

8 RESERVING UNTO GRANTOR all minerals of every kind and nature,
9 mineral deposits, oil, gas and other hydrocarbon substances,
10 together with the right to extract and appropriate the same.

11 The grant of PARCEL ONE is conditioned that said Parcel
12 shall be forever used and maintained as a public monument, and
13 is subject to the following restrictions, conditions and pro-
14 visions:

15 1. Said property shall be forever used and maintained as
16 a public monument, and shall be designated under a name includ-
17 ing "M.T. LEBIDOUX" and FRANK A. MILLER".

18 2. No commercial structures shall be built thereon, nor
19 shall any commercial operation or venture be conducted therefrom.

20 3. Master Summisse Services, as established by the late
21 FRANK A. MILLER, shall not be prohibited.

22 4. Use of the mountain top by special groups, to the extent
23 used at the time of the grant, shall not be prohibited, but use
24 of said mountain top by or for special groups shall not be
25 increased or extended.

26 5. The Peace Tower, Tablets, Cross and other monuments and
27 shrines now in place shall be maintained and protected
28 against defacing.

29 6. The road system and trails to and from the top of the
30 mountain shall be maintained in safe and useable conditions.

31 7. Public access to the mountain may be limited to such
32 times and places as public health and safety may require.

33 8. Except as herein otherwise provided, location of
34 television receiving aerials and other unsightly objects on
35 the mountain top, shall be prohibited.

36 9. Three sites for the location of television receiving
37 aerials shall be designated by the Grantee, one each at the
38 North and South ends of the mountain, and one at the center.
39 Such sites shall be 100 yards in diameter and shall be located
40 with due regard for proper reception and for the least inter-
41 ference with scenic values and aesthetic considerations.

42 Such sites may be used only by occupants of properties
43 lying in the shadow of the mountain. The center site shall be
44 used only by occupants of properties fronting on Mira Monte
45 Place. The southerly site shall be used only by properties
46 fronting upon Lebidoux Boulevard, or any continuation thereof.
47 The northerly site shall be used only by properties fronting
48 on Loring Drive or upon Ninth Street, above its intersection
49 with Loring Drive.

50 The Grantee may require that all lead-ins running to and from
51 any given site, shall be consolidated and carried in a three (3)
52 foot strip.

53 The foregoing provisions, with the exception of Number 9,
54 are hereby declared to be conditions upon which the title of the
55 Grantee to said property shall depend, and upon breach of said
56 conditions, or any of them, the estate hereby conveyed shall
57 revert to and immediately re-vest in the Grantor, its succes-
58 sors or assigns.

59 Dated: June 28, 1955

FRANK A. MILLER, INC.
By /s/ Frank Miller Hutchings,
President

-2- By /s/ Marion C. Miller, Secretary

QUITCLAIM DEED

In consideration of \$ 10.00, receipt of which is acknowledged,

F. A. MILLER, INC.

whose permanent address is 3649 Seventh Street, Riverside, California
do hereby Remise, Release and forever Quitclaim to DON D. MORGAN AND ELEANOR MORGAN,
his wife, as joint tenants, as to an undivided 2/3rds interest; and
DONALD W. MORGAN AND ANABEL M. MORGAN, his wife, as joint tenants,
as to an undivided 1/3rd interest.
whose permanent address is 1259 North Flores St. Ap. D-1, Los Angeles 46, Calif.
the real property in the City of Riverside County of Riverside
State of California, described as:

All that portion of Lot 314 of the Corrected Map of
Additions to Maps of the Riverside Land and Irrigating Company Map,
filed in map book 4 at page 75, Records of Riverside County, California,
described as follows:- Beginning at the most Easterly corner of
Lot 303 as shown on said map, said point being also the Southerly corner
of Lot 314; Thence N.60°15'W., along the Southerly line of Lot 314,
a distance of 107 feet; Thence S.87°51'E., a distance of 120.32 feet;
Thence S.29°22'W., a distance of 55.75 feet to the point of beginning.

Dated this 2nd day of June 1954

Marion C. Miller, Secy

ACK. O.K.

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